

1943 Profile of the Union Port, Bronx area

from the 1943 *New York City Market Analysis*



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BRONX 13

Union Port

Above: Air View of Parkchester Housing Development



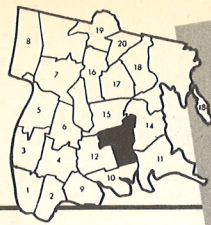
Above: Looking north up Metropolitan Avenue through Parkchester Housing Development



Above: Story Avenue between Castle Hill Avenue and Havemeyer Avenue



Right: From Westchester Avenue looking north up Castle Hill Avenue



NEW YORK CITY MARKET ANALYSIS

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BRONX

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Union Port



This district contains Parkchester, the big medium-priced housing development. There are more than 11,000 families in this development, together with all the stores and services needed to supply this "city within a city." The 1940 Census shows an increase of more than 2,000 people for Union Port. This includes only a small fraction of the 40,000 population of Parkchester, most of whose tenants moved in after the Census was taken. Union Port promises to become one of the most important districts in the Bronx. Throughout the rest of the district, one and two-family houses predominate. In addition to the stores in the Parkchester development, shopping is largely concentrated on Westchester Avenue, Williamsbridge Road, Olmstead, and Castle Hill Avenues.

POPULATION	39,828
(larger than Oshkosh, Wisc.)	
Native white	30,159
Foreign-born white	9,584
Negro	75
Other races	10

A fourth of the foreign-born are Italians, concentrated east of Parkchester; balance mixed Europeans.

FAMILIES	11,015
—owner families	1,840
—tenant families	9,175

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	32
100-149	6,000-9,999	93
75- 99	4,500-5,999	161
50- 74	3,000-4,499	1,861
30- 49	1,800-2,999	7,488
40- 49	2,400-2,999	3,794
30- 39	1,800-2,399	3,694
Under 30	Under 1,800	1,118
Unknown		262

Median family expenditure	\$2,489
Average family expenditure	\$2,616

RESIDENTIAL STRUCTURES	3,088
—one-family houses	837
—two-family houses	1,319
—three-or-more-family houses	932